

Greatham Barns

Manor Farm, Greatham, West Sussex

Heritage Significance and Planning Justification Statement October

2013

Revised January 2021



Introduction

- 1.0** Stephen Davies, the applicant, appointed RMA Heritage to undertake a heritage significance assessment of the site, which contains a number of historic and modern farm buildings. The impact of the proposed change of use on the historic barns will be assessed along with the impact on the Greatham Conservation Area and setting of neighbouring listed buildings. Relevant national and local plan policy will also be assessed.
- 1.1** Richard MacCullagh MRTPI IHBC, an experienced heritage consultant who is familiar with historic farm buildings and the challenges of sustaining their future, has written this report.

The Site Location and Description

- 2.0** The site is located 2 kilometres to the south of the village of Pulborough in West Sussex, which is in the southwest corner of the district of Horsham. Greatham is a hamlet and includes Greatham Church, Manor House and Farm and a few cottages, along Brook Lane to the east of Coldwaltham. The hamlet is situated in close proximity to the River Arun, which flows in an east west direction directly to the north. The National Grid Reference is TQ 04274 16002.
- 2.1** The site is accessed from a track, which runs north from the Coldwaltham Road to the west of Manor Farm. The track divides the site in two; to the west is an early-mid 20th century milking parlour with large modern metal shed and concrete walled pens further to the west, and to the east is a group of historic farm buildings whose farmyard is approached from the south.
- 2.2** The most historic part of the site comprises a large 9-bay timber framed barn/granary orientated NNE-SSW, a brick single storey dairy range to the west with collapsed stable machine building, a partly collapsed 4-bay cartshed to the southwest corner and a 5-bay cartshed to the southeast corner. To the east is a flint and brick wall with the remnants of a range of open buildings, which are now collapsed, and to the north is a 2-metre high brick boundary wall separating the farm buildings from Manor Cottage 25 metres to the north and Greatham Manor 30 metres to the northeast. Two large modern metal sheds occupy the farmyards to the east and west of the barn.
- 2.3** The farm buildings belong to Greatham Manor Farm, which is located 110 metres to the south and is separated from the farm buildings by a field. To the east of this is Greatham Manor Lodge, which marks the entrance to the long lane leading to Greatham Manor. A belt of trees to the west of the lane provides good screening between the farmyard and Manor. Greatham Church is located 70 metres to the east beyond a further belt of trees and is not visible from the farmyard.
- 2.4** The barn/granary was listed in September 2012 as a building of special architectural or historic interest and is Grade II. The site is also located in Greatham Conservation Area, which was designated in 19**. The Grade I listed Greatham Church dates from the 12 -13th centuries and the Manor is Grade II listed and dates from at least the 17th century.

- 2.5** The historic farm buildings have been redundant for a number of years and the modern farm buildings are not in active use. The historic farm buildings have suffered storm damage in recent years.
- 2.6** The site and its farmland are located in the South Downs National Park.

Historic Development of Site

- 3.0** The historic development of the site has been investigated using historic map evidence and archive material and we have also studied a report on the farm buildings undertaken by Dr. Annabel Hughes in 2011. We have included in Appendix 2 the 1875 Farm Map she used in her report along with the 1876 and 1911 Ordnance Survey maps and some earlier maps we resourced from the West Sussex County Archive. There is no need to repeat Dr Annabel Hughes findings at length, however her interpretation of the 9-bay barn/granary as it survives today and ours differs, in that we believe this building had its origins as a barn, dating from the late 18th or early 19th century and was then converted to a granary at some stage in the 19th century. English Heritage also seems to be of this opinion too.
- 3.1** The earliest historic map evidence we have found is the c.1680 '*Plan of the Mannor of Great Ham*' (Map 1 and 2). The manor is shown in red with 3 chimneys and the church to its southeast. A further building is shown to the southwest of the manor near the lane and this is shown in brown, so it is assumed this is a barn or stable. Interestingly the field to the southwest, which corresponds with the farm building site today, shows another red building with a central chimney so there must have been a house here as this feature seems to be repeated elsewhere on the map. Two further buildings are shown in brown on this site, so presumably these are farm or outbuildings.
- 3.2** The 1827 Greatham Estate Map shows the hamlet with more accuracy and shows a long building in a NNE-SSW orientation which we believe to be the present barn/granary with a building abutting its northeast corner and a further building to the east of the barn and adjacent to the lane leading to the Manor House. The c.1837 The Map shows the same grouping of these three buildings. While we cannot expect the same degree of mapping accuracy as the 1st and 2nd editions of the Ordnance Survey, a building in this location together with the physical evidence on the ground would suggest that it is the same barn, which has probably undergone a degree of reconstruction in the 19th century. It may be that the building was part-converted to a grain store when the farm switched from arable farming to more intensive dairy farming during the 19th century. Such a change would mean that there is no longer a need for a threshing bay with cart entrance and it was more important to provide winter storage of animal feed above ground level to provide greater protection from rodents. The physical evidence of the barn would seem to support this theory regarding the later flooring of the barn and the blocking of cart entrances in Bays 3 and 7 from the south gable wall; see below.
- 3.3** The 1875 Proposed Farm Building Plan included in Dr. Hughes report is very interesting but unclear whether this document is the plan or a simplified copy of it. This plan was produced for the new lessee, Friend Duke who arrived in 1871, so was it his intention convert 6-bays of the barn to a granary at this stage or had any of it already been floored over?

- 3.4 The 1867 Ordnance Survey 1st Edition, 1897 OS 2nd Edition and 1911 OS 3rd Edition are all very useful and they show that many of the proposals shown in 1875 Farm Plan were implemented and this seems to be confirmed by the *1898 Sales Particulars* which Dr. Hughes refers to. Unfortunately today the remains of the eastern bullock stalls lie collapsed on the ground and the northern hovel has also disappeared.
- 3.5 Manor Farm was built post 1897 OS after the farm buildings were sold off and separated from the Manor. The new farmhouse and track leading to the farm buildings is shown on the 1911 OS Map.

Architectural and Historic Significance of Site

- 4.0 The historic farm buildings were considered for listing by the Department for Culture Media and Sport in the summer of 2012 and the barn/granary was listed Grade II on the 17 September 2012. A copy of the list description is included in Appendix 1. The rest of the farm buildings are located in the Greatham Conservation Area and the historic ones are considered by the Horsham District Council to make a positive contribution to its character.
- 4.1 The timber-framed 9-bay barn/granary has a brick south gable with a raised pedestrian doorway entered via 3 stone steps and the rest of the walls are weatherboarded above a rubble stone and brick plinth. The roof is half hipped and covered in clay peg tiles with a pitch of 42 degrees indicating it was always tiled, as it is too shallow for thatch. There are a number of door and window openings but most appear 20th century and are not considered of significant interest. Please see Appendix 3 and 4 for photographs of the site.
- 4.2 The southern 6 bays of the building has had a timber boarded floor introduced at plinth level and this is supported by a mixture of stone and concrete staddle stones with some additional brick piers. The timber boarding and floor joists are machine sawn softwood so a relatively late insertion (possibly post 1875 although the brick gable appears early 19th century so the floor probably did not cover 6 bays originally). The horizontal boarded partition is also a late insertion and has machine sawn timbers.
- 4.3 The northern 3 bays are not floored over and have the full height of a barn interior. The clearest evidence that this building was originally built as a barn can be seen in Bay 3 and 7 from the south, where the plinth has been infilled with later brick or brick and rubble and above this the studwork use later or reused timbers. Further evidence is found in the roof timbers of both these bays with diagonal bracing indicating that the roof was designed to take porch canopies. There may also have been some renewal of roof timbers at the stage the barn was converted to a grain store.
- 4.4 The list description describes the interior in some detail:

'The south-west brick wall is tied in with dragon ties. The wall frame has stud and diagonal brace framing and five of the bay posts are jowled (possibly reused). The tie beams are supported on curved braces and the roof structure has raking struts to side-purlins, the rafters linked with ridge-pieces. The fifth truss from the south has additional queen struts with a collar in addition to the raking struts and the sixth truss has a full-height truss and boarded partition. The three northern bays have later additional pairs of

unfinished pole struts supporting a second higher row of side-purlins to the roof structure'.

- 4.5 The dairy is a very plain late 19th century long linear 10-bay brick building with a gabled plain tile roof. The eastern elevation has door or window openings to most bays and the timber windows are mostly 3-light with high cills. The brickwork is mostly Sussex Bond (Flemish Garden Wall Bond) i.e. 3 stretchers then a header. The western elevation is mostly blind bar 4 window openings and here the original window is set in a brick reveal with 8-pane light set in an oak frame. There is a doorway at the southern end and there has been some rebuilding of brickwork towards the north and a modern window replacement. There is a 4/4 2-light metal-framed window in the northern elevation, which has weatherboarded gable at roof level.
- 4.6 The dairy interior is also very plain with King post roof trusses. All roof timbers are machine sawn and appear to be softwood.
- 4.7 The 3-bay stable to the south of the dairy has suffered collapse to roof and east elevation. Thankfully it was surveyed before this happened and there is photographic and physical evidence of its construction form and appearance. This had a wider span King post roof trusses, plain tile roof, blind west elevation and 8-pane windows either side of central stable door.
- 4.8 The roof and east elevation of the machine shed to the south of the stable has also collapsed and only the rear wall survives which is of the same brick construction and date as the other buildings in this western range.
- 4.9 The roof and posts to the southwest 4-bay cartshed have also collapsed and only the easternmost post and hip bay survive rather precariously. The brickwork is also Sussex bond and appears to have more blue headers than the western range. The surviving roof truss is of wide span King post construction. All surviving roof timbers appear to be machine sawn softwood.
- 4.10 The southeast 5-bay cartshed survives relatively intact and shares the same brick wall and roof construction as the southwest barn with full hipped roof. Again all roof timbers appear to be machine sawn softwood.
- 4.11 The eastern wall of the cow or bullock stalls would appear to have been the boundary wall next to the lane to the Manor and what remains of the collapsed roof structure appears of fairly lightweight construction. Towards the southern end of this wall are the remnants of another brick structure, which are in the location of the *Turnip House* in the 1875 Farm Plan.
- 4.12 Adjoining the northeast corner of the site is a single storey rubble stone building, which appears as if it might have been a forge and this has a weatherboarded gable and pedestrian door facing the farmyard. However, this building belongs to Greatham Manor rather than the farm. To the west of this is a part stone, part brick boundary wall with a brick bullnose coping, which joins with the barn/granary.
- 4.13 Only the northern wall of the northern hovel survives and the brickwork has been eroded in places. This wall is considerably taller than the one to the east of the barn/granary and clearly intended to have a covered structure here.

- 4.14** The modern metal sheds covering the farmyards to east and west of the barn/granary detract from its setting and significance of the historic farm buildings group value.
- 4.15** The milking parlour to the west of the historic farm group probably dates from the 1920-30s. While this building may not have as high architectural or historic interest as the listed barn and the late 19th century farm buildings it still contributes positively to the site. Its half hipped roof, simple silhouette and building alignment contribute to the setting of the listed barn and other historic farm buildings. The parlour is built from machine made brick and roof tiles and the later concrete additions detract from its appearance. The bulky modern metal shed and concrete pens are of industrial appearance and detract from the wider setting of the historic farm building group.
- 4.16** While the barn/granary is Grade II listed it does not survive in a complete or unaltered state having undergone major alteration in the past, so it could not be judged on a district or countywide basis to be among the best surviving examples of a particular farm building type or period. Clearly the more intact timber framing, early rubble stone plinth wall and the later brick south gable wall are of most interest. The softwood timber flooring and partition walls are relatively late insertions, as is the infilling to the original cart entrances in Bays 3 and 7 and are considered of less significance. Most of the windows appear 20th century and are not of special interest.
- 4.17** Understandably the dairy and cartshed buildings were not considered of sufficiently special interest to merit listing but they do provide a historic setting to the barn/granary and help explain the later part conversion of the older barn to a grain store with the farm's switch to intensive dairy farming in the late 19th century. The close proximity to Pulborough meant that there was a larger market for milk or dairy products particularly with its rail connections to Arundel, Horsham and beyond.
- 4.18** While the listed barn/granary and other historic farm buildings are in fairly close proximity to the Manor and Church they are reasonably well screened from them by trees and walls so they contribute more to the historic group value of these buildings, rather than any close physical relationship. The connection is more apparent from studying historic maps than from within the site today.
- 4.19** Despite the collapsed historic farm buildings they still manage to make a positive contribution to the Greatham Conservation Area, as does the recently listed barn/granary. The historic farm buildings add to the heritage value of the South Downs National Park.

Building Condition

- 5.0** The farm buildings are on Horsham District Council's *Buildings at Risk* Register and given the recent collapse of stable, machine shed and a large part of the southwest cartshed they must be of high concern. The southeast cartshed has also a number of holes in its roof and is starting to appear more vulnerable. While the barn/granary has not suffered any collapse it is in poor condition and crude efforts have been made in the past to strengthen the timber framing in the northern 3 bays. The dairy building is perhaps in better condition but given the collapse of the roof of the stable to the south this building will become more exposed to storm damage.

- 5.1** Given that these farm buildings have been redundant for over 10 years and have not been maintained, their future looks very uncertain unless a viable use can be found in the near future to rescue them.

October 2013

Appendix 1 List Description

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Greatham Manor Farm Granary Store

List Entry Number: 1409971

Location

Greatham Manor Farm Granary Store
Old Granary, inc. outbuildings (hovels, east barn range and west barn range) Manor Farm, Greatham RH20 2ES
The building may lie within the boundary of more than one authority.

County: West Sussex **District:** Horsham **District** **Type:** District Authority **Parish:** Parham

National Park: SOUTH DOWNS

Grade: II

Date first listed: 17-Sep-2012

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Late C18 or early C19 barn, later converted to a granary store and cart house stable.

Reasons for Designation

Greatham Manor Farm Granary Store is listed at Grade II for the following principal reasons: * Date: a pre-1840 farm building, which is probably shown on an 1827 estate map and an 1837 tithe map; * Architectural interest: unusually for an agricultural building the front wall is in yellow brick although the remainder is timber-framed; * Degree of intactness: the timber frame survives substantially complete; * Group value: forms part of a group of listed buildings, including Greatham Manor and the parish church.

History

The land on which the farm buildings of Greatham Manor Farm are built was up to 1899 in the ownership of Greatham Manor, which is recorded in the Domesday Book of 1086. In the early C12 a chapel was in the hands of Lewes Priory and the donor was Alan de Dunstanville, successor to the Domesday tenant. Later families associated with both manor and church include Tregoz, Carew, Mille and Jutton. In 1837 the manor was owned by Frederick Peere Williams and tenanted by Thomas

Chatfield who had been the tenant from 1812. In 1828 it was laid down that Chatfield was to make the 'mansion house his usual place of residence and not to shut up the same or lay corn or other weighty things therein'. The granary store may correspond with the long north/south range shown on the 1827 Greatham estate map and the 1837 Greatham tithe map. In 1871 a new lessee by the name of Friend Duke arrived and in 1875 plans were drawn up for 'proposed new buildings' which included two cart houses, two hovels and stables with related rooms to be added to a present granary store with a cart house stable to the rear. The granary store is shown on the 1876 Ordnance Survey First Edition map attached to some farm buildings described in the 1875 plans as new hovels. By the Second Edition map of 1897 further farm buildings have surrounded the granary store. Sales Particulars of 1898 detail the farm buildings which included a 'Spacious Granary and Store House'. In 1899 a west country farmer, R L Batchelor bought the farm which became detached from the manor and built a separate farmhouse. The farm buildings are shown on the 1911 Third Edition Ordnance Survey map without further change.

Details

Probably late C18 with some later C19 and C20 modifications. It may have been constructed as a barn and later adapted to form a granary store with cart house stable to the north by 1875.

MATERIALS: the south-west side is built of yellow brick in English bond but the remainder of the building is timber framed, clad in weatherboarding with a half-hipped peg-tiled roof sitting on a plinth wall built of a mixture of brick, random stone and chalk blocks.

PLAN: the structure is of nine bays with a total length of 101 feet and 24 feet six inches width. There is evidence of cart entrances in the third and seventh bays on each side. A full-height partition divides the southern six bays from the northern three bays. There is a raised floor to the southern six bays only.

EXTERIOR: the south-west side has a central cambered pedestrian entrance in red brick approached up three stone steps with a C19 boarded door. The side elevations are weather-boarded and include some C20 door and window openings. The north-east elevation has a small central C20 window opening.

INTERIOR: the south-west brick wall is tied in with dragon ties. The wall frame has stud and diagonal brace framing and five of the bay posts are jowled (possibly reused). The tie beams are supported on curved braces and the roof structure has raking struts to side-purlins, the rafters linked with ridge-pieces. The fifth truss from the south has additional queen struts with a collar in addition to the raking struts and the sixth truss has a full-height truss and boarded partition. The six southern bays have a raised softwood floor with some stone and concrete staddle stones underneath and brick piers at their northern end. The three northern bays have later additional pairs of unfinished pole struts supporting a second higher row of side-purlins to the roof structure. There is no evidence for raised flooring to these three bays and there are access points in the middle of the side walls, suggesting this formed the 'Cart Horse Stable' shown in the 1875 plans.

Selected Sources

1. **Unpublished Title Reference** - *Author:* Hughes, Dr Annabelle F - *Title:* Manor Farm Buildings, Greatham, Evaluation of buildings with supporting documentary evaluation - *Date:* 2010 - *Type:* unpublished report

Map

National Grid Reference: TQ04 3011 6021



Appendix 2 Historic Maps

1. c.1680 Plan of the Mannor of Great Ham
2. c.1680 Plan of the Mannor of Great Ham Detail
3. 1827 Plan of Greatham Estate
4. 1827 Plan of Greatham Estate Detail
5. c.1837 Tithe Map
6. c.1837 Tithe Map Detail
7. 1876 Ordnance Survey
8. 1897 Ordnance Survey
9. 1911 Ordnance Survey
10. 1875 Farm Plan

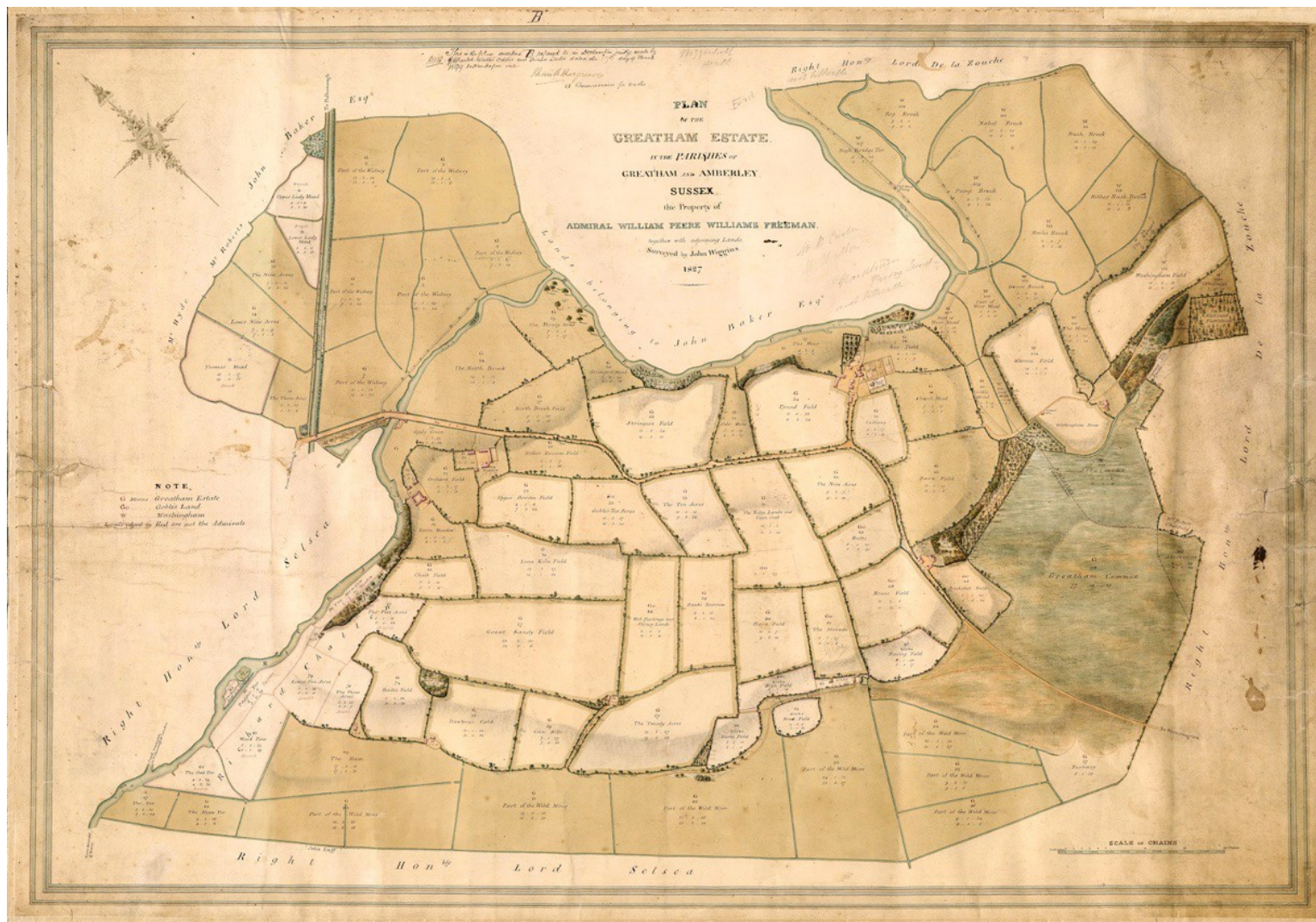
Map 1 c.1680 Plan of the Manor of Great Ham



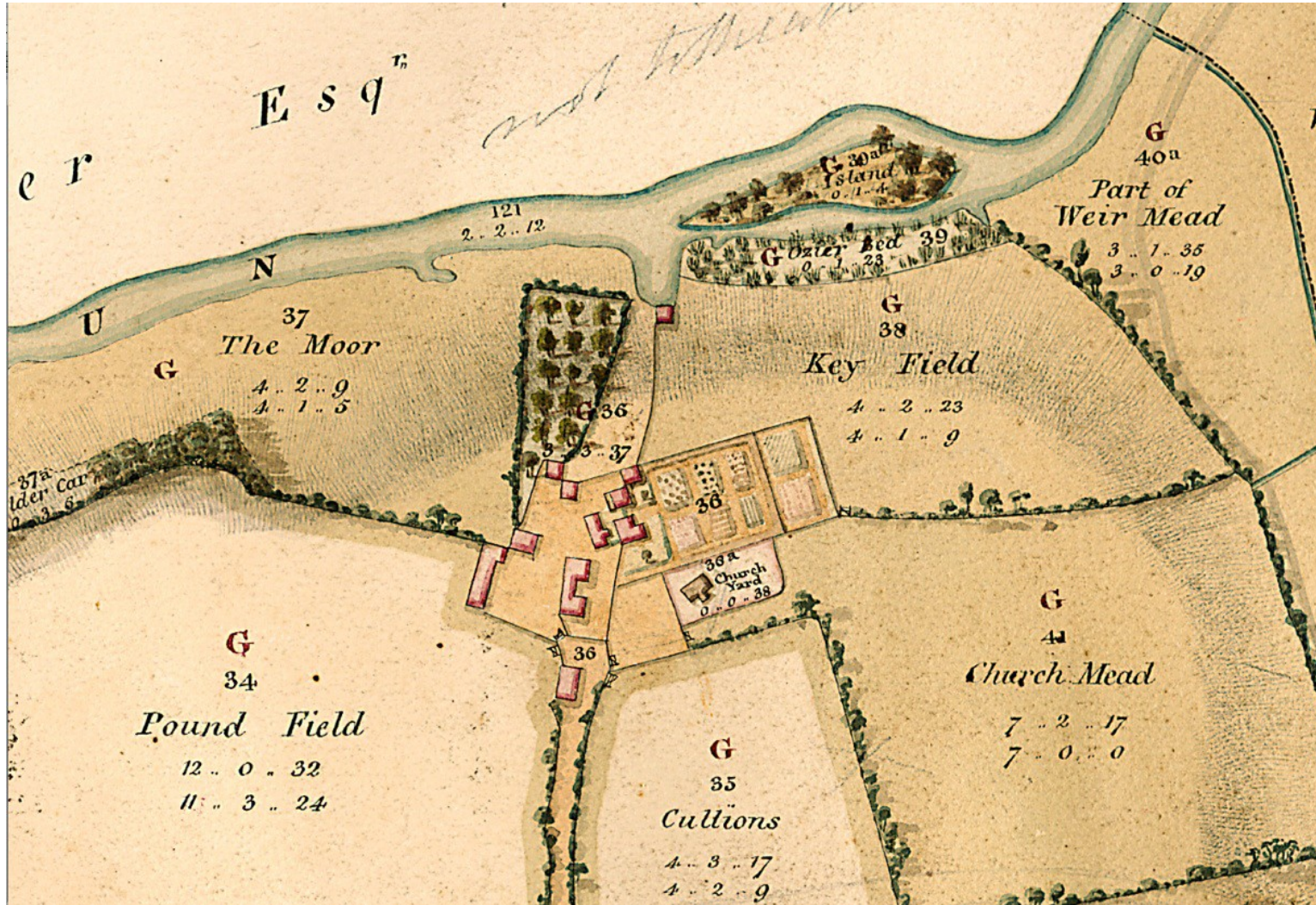
Map 2 c.1680 Plan of the Manor of Great Ham Detail



Map 3 1827 Plan of Greatham Estate



Map 4 1827 Plan of Greatham Estate Detail



Map 5 c.1837 Tithe Map

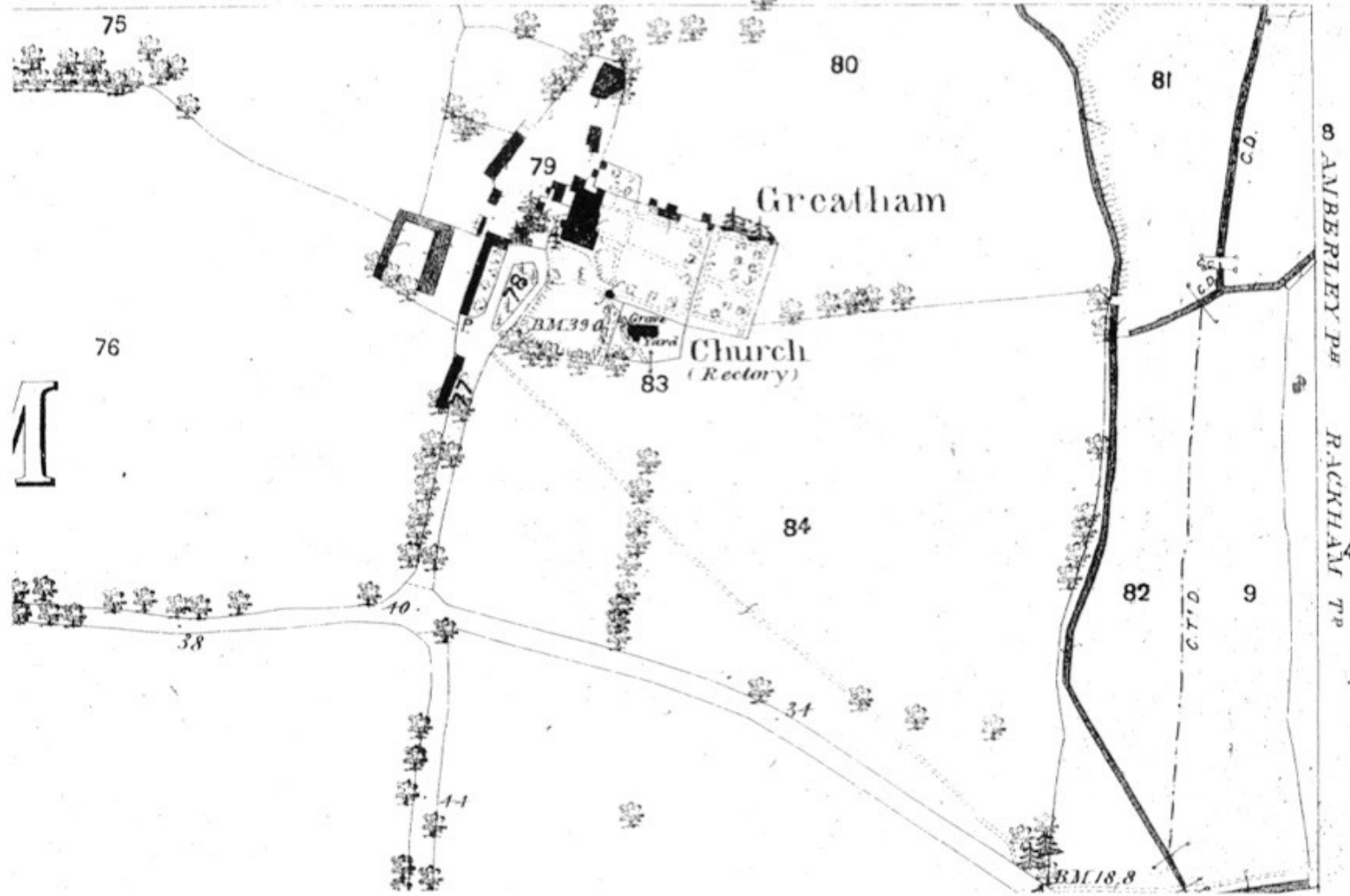


Map 6 c.1837 Tithe Map Detail

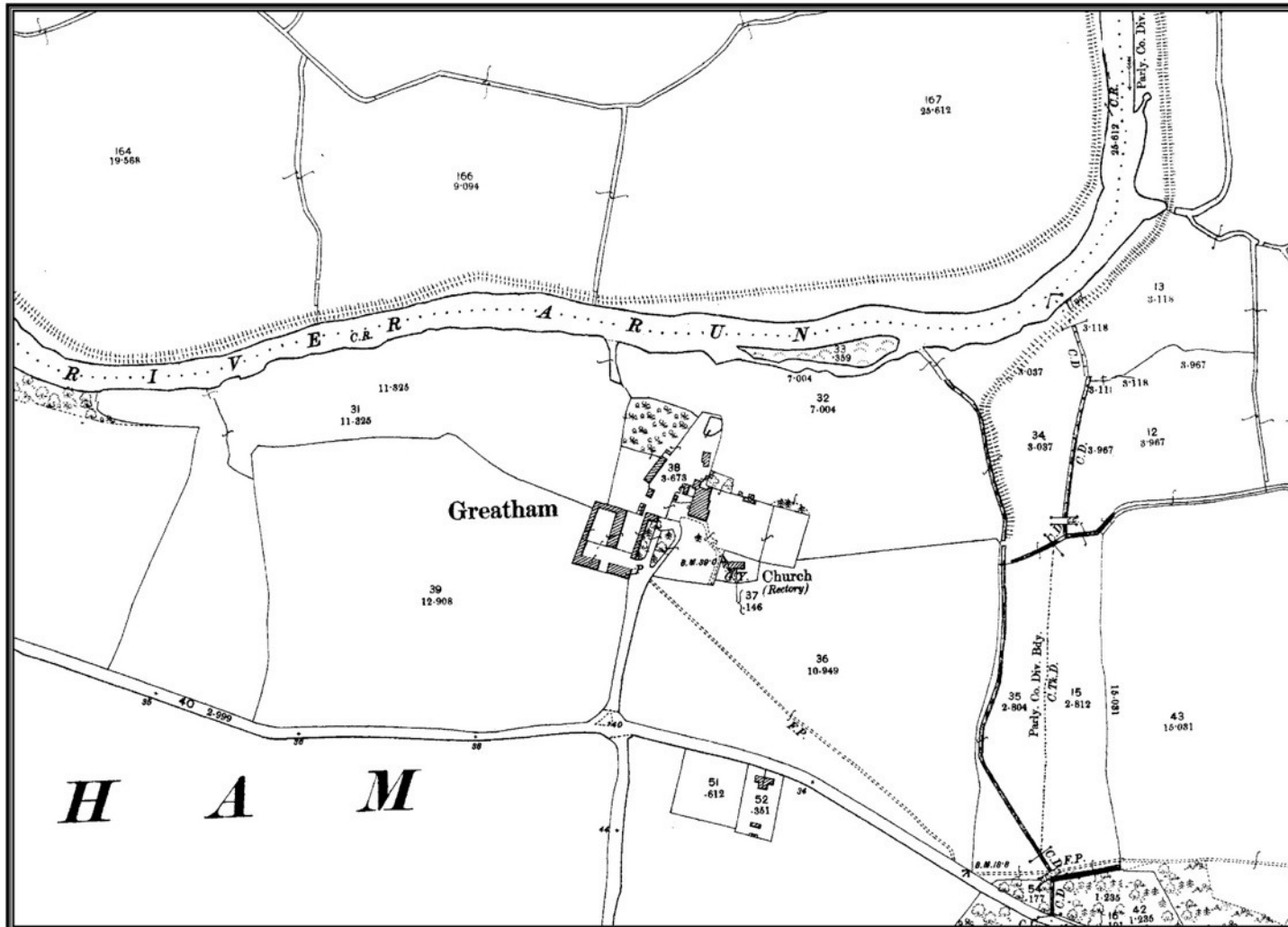


Map 7 1876 Ordnance Survey

C^o SUSSEX (Western Division) Sheet XXXVI.11



Map 8 1897 Ordnance Survey



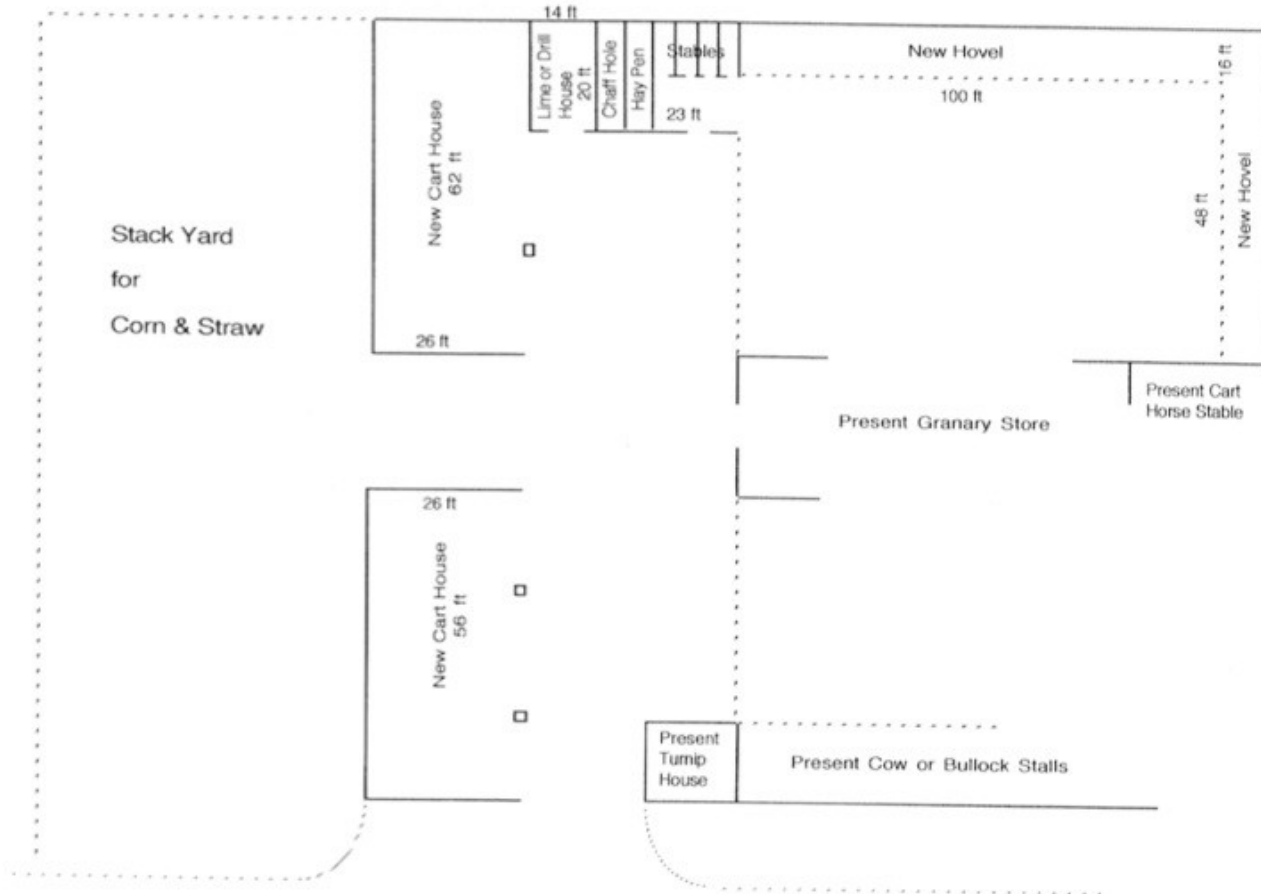
Map 9 1911 Ordnance Survey



Map 10 1875 Farm Plan

1875 Plans Add Ms 1427

(proportional but not to scale)



Appendix 3 Photographs of Farm Buildings at Greatham Manor Farm

Photo 1 Barn/granary store south gable



Photo 2 Barn/granary east elevation with bricked up cart entrance to Bay 3



Photo 3 Barn/granary east elevation with bricked up cart entrance to Bay 7



Photo 4 Barn/granary west elevation with bricked up cart entrance to Bay 3



Photo 5 Barn/granary west elevation with blocked up cart entrance to Bay 7



Photo 6 Staddle stones to granary store with concrete on right



Photo 7 Dairy building east elevation



Photo 8 Dairy building west elevation



Photo 9 Collapsed roof to stables, machine house and western cart shed



Photo 10 Eastern cart shed (north elevation)



Appendix 4 Internal Photographs of Farm Buildings at Greatham Manor Farm

Photo 1 Barn/granary looking north



Photo 2 Barn/granary looking south



Photo 3 Barn/granary Bay 3 blocked east cart entrance



Photo 4 Machine sawn timber floor construction



Photo 5 Barn Bays 7-9 looking north



Photo 6 Barn Bays 7-9 looking south



Photo 7 Barn Bay 7 blocked east cart entrance



Photo 8 Dairy building King post roof trusses



Photo 9 Southwest cartshed wide span King post roof truss



Photo 10 Southeast cartshed wide span King post roof truss

